001.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	890,000 /	890,000
USE VALUE:	890,000 /	890,000
ASSESSED:	890,000 /	890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WF PIGOTT REALTY 2010 LLC
Owner 2:	
Owner 3:	
Street 1:	10 MAYFLOWER RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	THE 2005 C & W LLC -
Owner 2:	-
Street 1:	70 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1920, having primarily Vinyl Exterior and 4350 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3584.700	341,950		281,050	623,000
340	1536.300	146,550		120,450	267,000
Total Card	0.118	488,500		401,500	890,000
Total Parcel	0.118	488,500		401,500	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.60 | /Parcel: 204.60

Legal Description

User Acct	769
GIS Ref	
GIS Ref	
Insp Date	11/24/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.0-0003-0001.0

!74!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	488,500	0	5,121.	401,500	890,000		Year end	12/23/2021
2021	013	FV	488,500	0	5,121.	401,500	890,000		Year End Roll	12/10/2020
2020	013	FV	489,300	0	5,121.	401,500	890,800	890,800	Year End Roll	12/18/2019
2019	013	FV	403,700	0	5,121.	401,500	805,200	805,200	Year End Roll	1/3/2019
2018	013	FV	403,700	0	5,121.	269,600	673,300	673,300	Year End Roll	12/20/2017
2017	013	FV	403,700	0	5,121.	258,100	661,800	661,800	Year End Roll	1/3/2017
2016	013	FV	403,700	0	5,121.	235,200	638,900	638,900	Year End	1/4/2016
2015	013	FV	397,500	0	5,121.	189,300	586,800	586,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:58:16

LAST REV

Date	Time
10/09/19	16:10:02
apro	

USER DEFINED

Prior Id # 1:	769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 74

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THE 2005 C &	54227-164		1/29/2010	Intra-Corp	1	No	No		
PIGOTT CHARLES	47012-387		2/24/2006	Family	10	No	No		
	12586-380		2/4/1974		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	PH	Patrick H
2/16/2017	I & E Return	EMK	Ellen K
5/5/2016	I & E Return	MM	Mary M
2/18/2009	Measured	345	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
11/28/1994			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5121		Sq. Ft.	Site		0	70.	1.12	11									401,540	340	30				401,500	

Total AC/HA:	0.11756	Total SF/SM:	5121	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total:	401,540	Spl Credit		Total:	401,500

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	3 - 3 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	340	Alt %:	30
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	30	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.89137930
Const Adj.:	0.95855767
Adj $ / SQ:	102.533
Other Features:	129500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707949
Depreciation:	219464
Depreciated Total:	488485

COMMENTS

APTS-OIL OFFICE-GAS,. LOOKS LIKE ANTIQUE SHOP AND OFC ON FLL - NEEDS INT INSP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

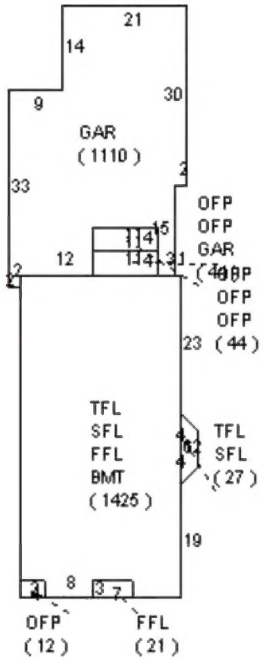
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	112.79
Special Features:	0	Val/Su Net:	68.22
Final Total:	488500	Val/Su SzAd	112.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,452	102.530	148,877
TFL	Third Floor	1,452	102.530	148,877
FFL	First Floor	1,446	102.530	148,262
BMT	Basement	1,425	30.760	43,833
GAR	Garage	1,154	16.450	18,989
OFP	Open Porch	232	22.630	5,251

Net Sketched Area:	7,161			Total:	514,089
Size Ad	4350	Gross Area	7161	FinArea	4350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	50	A	1
FFL	100	RTL	50	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

001.0-0003-0001.0